



ROHRS & ROWE

*Lower Treluswell Farm,
Lower Treluswell,
Enys,
Falmouth,
TR10 9AT*

- Grade II Listed Georgian Dower House
- Kitchen complete with Aga
- Breakfast Room
- Drawing Room
- Dining Room
- Conservatory
- Study
- 5 Bedrooms
- 4 Bathrooms
- 2 Self Contained Cottages
- Carriage Barn and Outbuildings
- Integral Garage
- Gardens and grounds of approx 6 acres



GEORGIAN ELEGANCE STANDING IN 6 ACRES WITH TWO COTTAGES, SET BETWEEN MYLOR AND FALMOUTH



NEARBY MYLOR HARBOUR

LOCATION

Lower Treluswell was originally part of the old Enys Estate famous for its wonderful gardens. The property is very conveniently placed for access to Falmouth with its superb range of facilities for sailing, wonderful beaches and a very extensive range of shops restaurants and bars. Mylor Harbour for the keen sailor is just over three miles away and offers outstanding facilities. Truro is equally convenient and has the county's leading range of shopping, scholastic and commercial offerings. Golfing is a big draw to the area with courses at Falmouth, Truro and Killiow as well as West Cornwall at Lelant, Trevose near Padstow and St Enodoc at Rock.

Penryn Railway Station: 0.6 Miles • Falmouth University: 0.9 Miles • Falmouth: 2.6 Miles • Mylor Yacht Harbour: 3.3 Miles • Truro: 8 Miles • Newquay Airport: 25 Miles



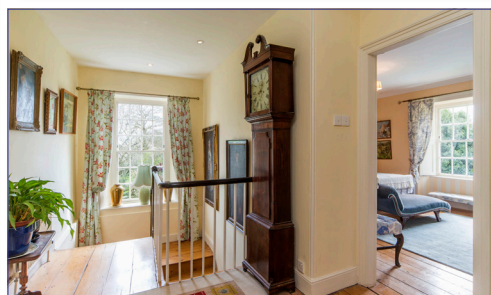
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PROPERTY

Lower Treluswell is a stunning Georgian property which has been lovingly updated and re-landscaped by the current owners. The house is very inviting with large windows filling the generous rooms with light. Each room comes with bags of charm and character creating a wonderful space to relax and unwind.

The kitchen really is the hub of the house and flows superbly out through the breakfast room to the conservatory making a very social space for entertaining. The drawing room and dining room work well in combination and have far reaching views out over the grounds. The study is strategically placed with lovely views out over the pond to ensure a peaceful working environment. The bedrooms are simply charming with a variety of options for the master suite. Even the loft has been utilised into a wonderful area that children would adore.

Beyond the house there are two spacious cottages which are ideal as overspill accommodation for friends and family or could provide an additional income if required. The gardens and grounds are beautiful and include three paddocks along with ample outbuildings creating an option for those wanting to keep horses.



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Lower Treluswell Farm, Lower Treluswell, Nr. Falmouth

APPROX. GROSS INTERNAL FLOOR AREA 4082 SQ FT 379.2 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Services: Mains Water, Gas and Electricity. Private Drainage.

Directions: At the Treluswell double roundabout travelling south on the A39 from Truro towards Falmouth, take the first exit for Penryn onto the B3292, then almost immediately take the first left turn signposted to Mylor Bridge. After 50 yards turn first right after the bend and then continue without turning down a quiet lane. Carry straight on at the old chapel and Lower Treluswell Farm is the second property on the right hand side opposite a field gate and barn on the left. The name is clearly signed and the double gates lead into a broad courtyard.

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